

REQUEST FOR COUNCIL ACTION

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-4
ITEM DESCRIPTION: Amended Preliminary Plat #02-21 to be known as Stonebridge by Exemplar, Inc. Money Purchase Pension Plan. The Plat proposes to subdivide approximately 26.37 acres of land into 67 lots for single family development and 3 outlots. The plat also dedicates the right of way for new public roadways. The applicant is also requesting Design Modification #03-07 to the requirements of Chapter 64 of the <u>Rochester Zoning Ordinance and Land Development Manual</u> to not provide a mid-block pedestrian connection as required in Section 64.227. The property is located along the west side 36 th Avenue SE (County Road 109) and south of College View Road (County Rd. 9).		PREPARED BY: Brent Svenby, Planner

April 16, 2003

NOTE: A revised plat was submitted on April 15, 2003 addressing condition one so that condition can be stricken. The revised plat also has 13 lots in Block 3 instead of 12 lots shown on the previous plat.

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission held a public hearing on March 26, 2003 to consider this preliminary plat to allow for a single family residential development.

Josh Johnson, of McGhie & Betts, Inc. stated that the applicant does not agree with staff-recommended condition number 1 with regards to Outlot A having a 30 foot opening. The Outlot would be privately owned and maintained by the homeowner's association.

The Planning Commission found that this preliminary plat conforms to the criteria listed in the Land Development Manual and recommends approval of this preliminary plat with the following modifications or conditions:

- ~~The plat be revised to include the following:~~
 - ~~Outlot B be 30 feet in width~~
 - ~~Outlot A be 30 feet in width~~
 - ~~Identify controlled access along County Road 109 except for the public roadway connection and the shared driveway for Lot 1 & 2, Block 7.~~
 - ~~Identify controlled access within 35 feet of the intersection of County Road 109 and Bridgeview Drive SE, along the south line of Outlot D and the north line of Lot 1, Block 1.~~
 - ~~A 30 feet wide mid-block pedestrian connection be provided in Block 3, possibility between lots 6 & 7.~~
- Prior to the submittal of the final plat, the applicant shall enter into a development agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, controlled access and extension of utilities for adjacent properties and contribution for public infrastructure.
- The applicant agrees that this subdivision will have an impact on the need for Parkland and that the cash in lieu of the land will satisfy parkland dedication requirements.
- The Owner has requested to participate in the City's Storm Water Management Plan and pay a storm water management fee for the benefit of participation in the City's SWMP. The Owner is still obligated to provide temporary on-site sedimentation control during development of the Property. Specific obligations will be addressed in the Development Agreement.
- Outlot B shall be dedicated to the City Rochester after the mid-block pedestrian connection is constructed.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

- 182
6. A paved right-turn lane and by-pass lane shall be provided from County Road 109, per the requirements of the County Engineer. The applicant is responsible for the cost and construction of the lanes.
 7. Prior to the submittal of the final plat the applicant shall submit a wetland delineation and replacement plan to the LGU for review and approval. If the replacement plan is not approved by the LGU, the plat shall be revised to avoid disturbance of the wetlands.
 8. If maintenance and ownership of Outlots A, C & D is not addressed in the Development Agreement for this property, the Owner is required to execute a separate Maintenance and Ownership Agreement for said outlots, prior to final plat approval.

Ms. Petersson moved to recommend approval of Amended Preliminary Plat #02-21 by Exemplar, Inc. Money Purchase Pension Plan to be known as Stonebridge with staff-recommended conditions. Mr. Ohly seconded the motion. The motion carried 7-0.

Council Action Needed:

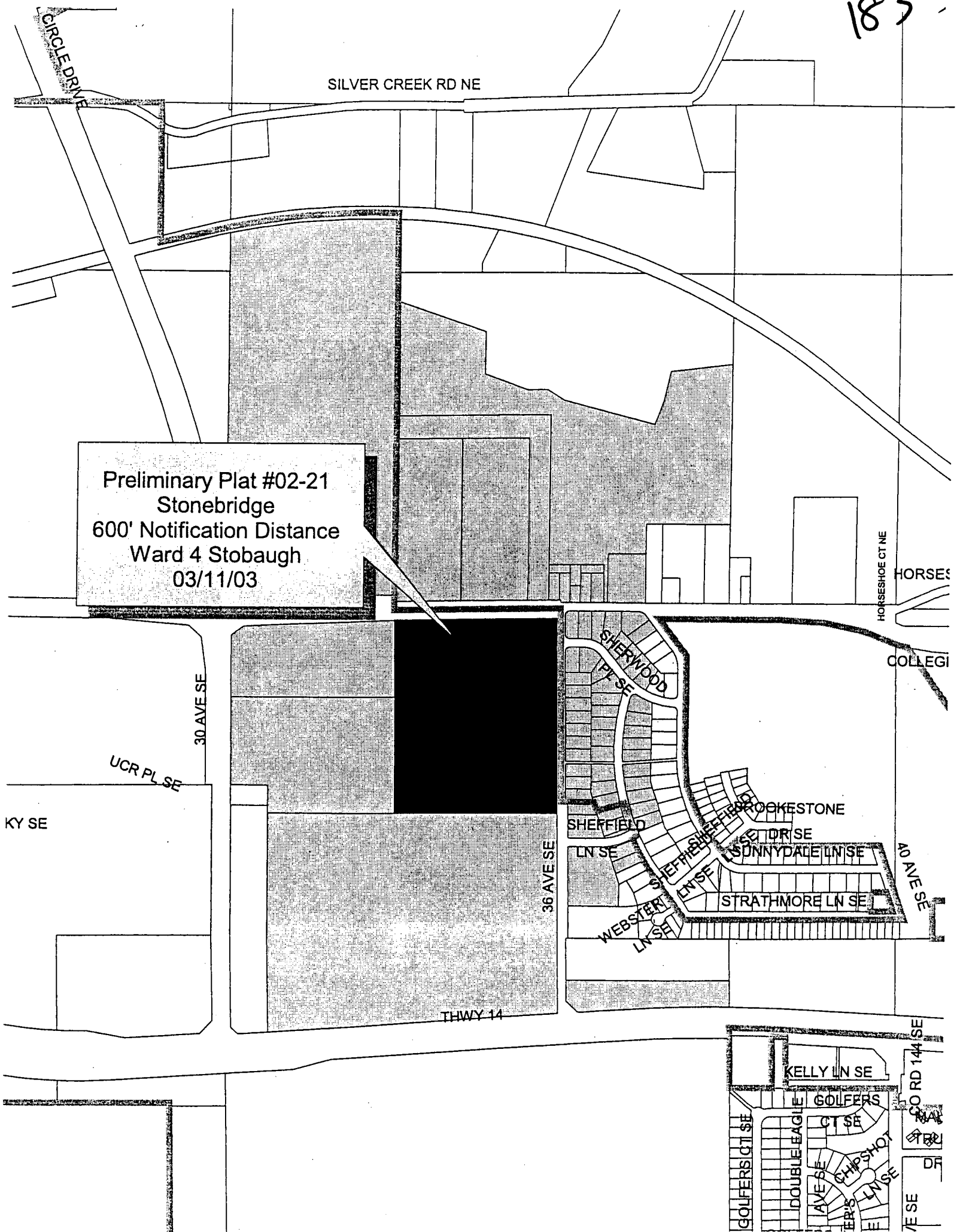
- 1) The Council may approve, approve with conditions, or deny the land subdivision permit. The Council must make findings of fact based on the criteria included in the staff report. A motion to deny must include supporting reasons for a conclusion that at least one of the fifteen findings for denial in Paragraph 61.225 can be made.
- 2) The Council should include a motion to adopt findings to support either approval or denial of the proposed Design Modification.

Attachment:

1. Staff Report dated March 19, 2002
2. Minutes of the March 26, 2003 CPZC Meeting

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, April 21, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.
5. McGhie & Betts, Inc.



Preliminary Plat #02-21
Stonebridge
600' Notification Distance
Ward 4 Stobaugh
03/11/03

SILVER CREEK RD NE

CIRCLE DRIVE

HORSESHOE CT NE

HORSES

COLLEGI

30 AVE SE

UCR PL SE

KY SE

36 AVE SE

THWY 14

40 AVE SE

SHERWOOD PL SE

SHERFIELD LN SE

WEBSTER LN SE

BROOKESTONE

SUNNYDALE LN SE

STRATHMORE LN SE

KELLY LN SE

GOLFFERS CT SE

DOUBLE EAGLE

CHIPS SHOT

GO RD 141 SE

MA

DR

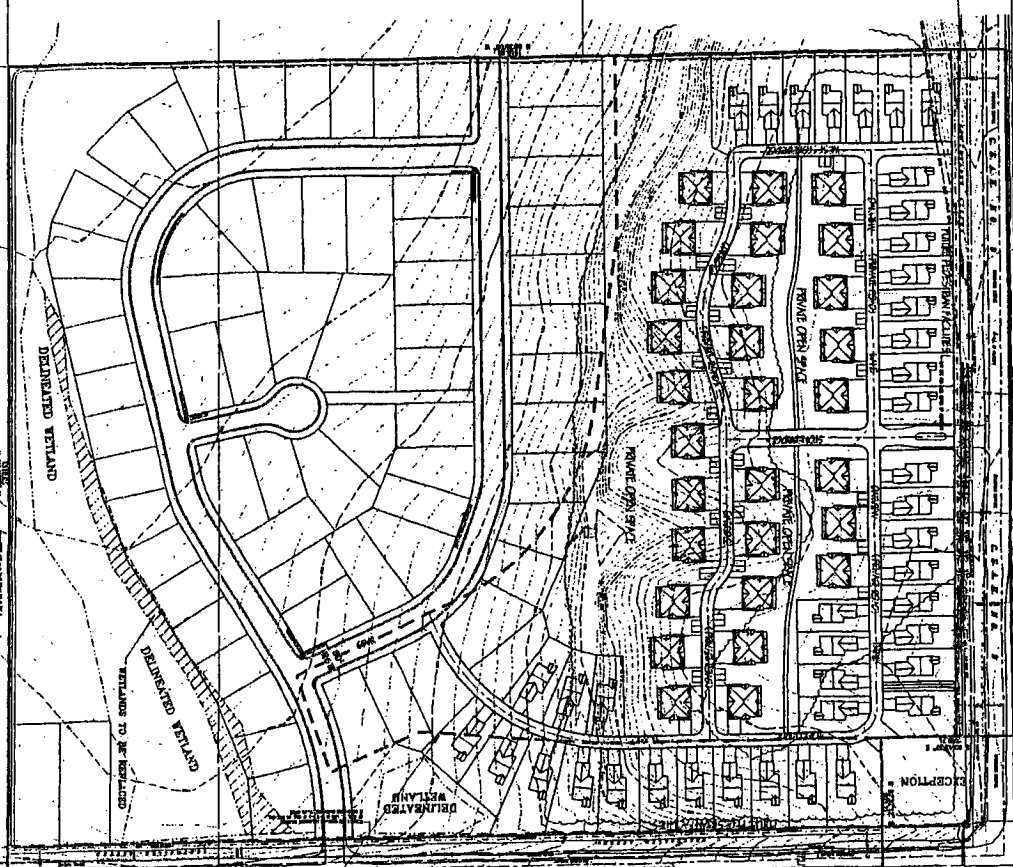
7 SE

184

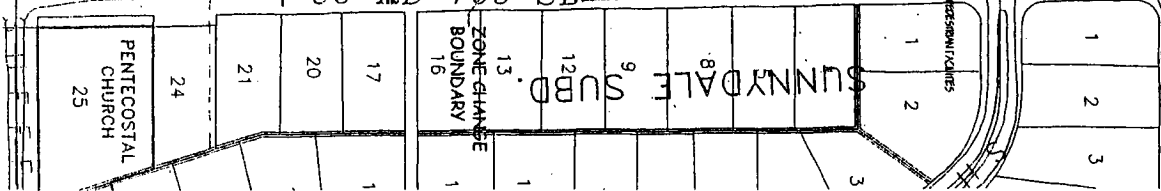
COUNTY ROAD # 9

INDEPENDENT SCHOOL
DISTRICT 535

CITY OF
ROCHESTER



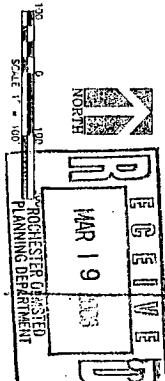
STATE OF
MINNESOTA
DOT



PROJECT # 1001000000
DATE 10/1/00
REVISION 10/1/00
SCALE 1" = 100'

NOTES:
1. ALL LOT AREAS ARE 100' WIDE.
2. ALL LOT AREAS ARE 100' DEEP.
3. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
4. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
5. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
6. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
7. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
8. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
9. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
10. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
11. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
12. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
13. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
14. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
15. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
16. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
17. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
18. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
19. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
20. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
21. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
22. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
23. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
24. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
25. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.

APPROVED
4-9-03
REVISED



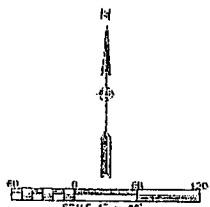
ONEBRIDGE
AMENDED GENERAL DEVELOPMENT PLAN
ROCHESTER, MN

DESIGNED BY: BUD/ASB
DATE: 10/1/00
PROJECT: 1001000000
SCALE: 1" = 100'

REVISIONS:
1. ALL LOT AREAS ARE 100' WIDE.
2. ALL LOT AREAS ARE 100' DEEP.
3. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
4. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
5. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
6. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
7. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
8. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
9. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
10. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
11. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
12. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
13. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
14. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
15. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
16. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
17. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
18. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
19. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
20. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
21. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
22. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
23. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
24. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.
25. ALL LOT AREAS ARE 100' WIDE AND 100' DEEP.



STONEBRIDGE



NOTES OF SURVEY SYSTEM:
ALL SURVEYS ARE IN QUADRICENT
CON ME 4.41 194 102 1/4, THE 100-10-10
WHICH IS ASSIGNED TO BE 3 074 137 1

LEGEND
As indicated on the map for the construction
and maintenance of an existing underground
utility public utility including utility in
existing survey and showing as well as new.

LEGEND
As indicated on the map for the construction
and maintenance of an existing underground
utility public utility including utility in
existing survey and showing as well as new.

LEGEND

RAILROAD	—
WATER MAIN	—
UNDERGROUND GAS	—
EXISTING CONDUIT	—
HYDRAULIC	—
WATER VALVE	—
POWER POLE	—

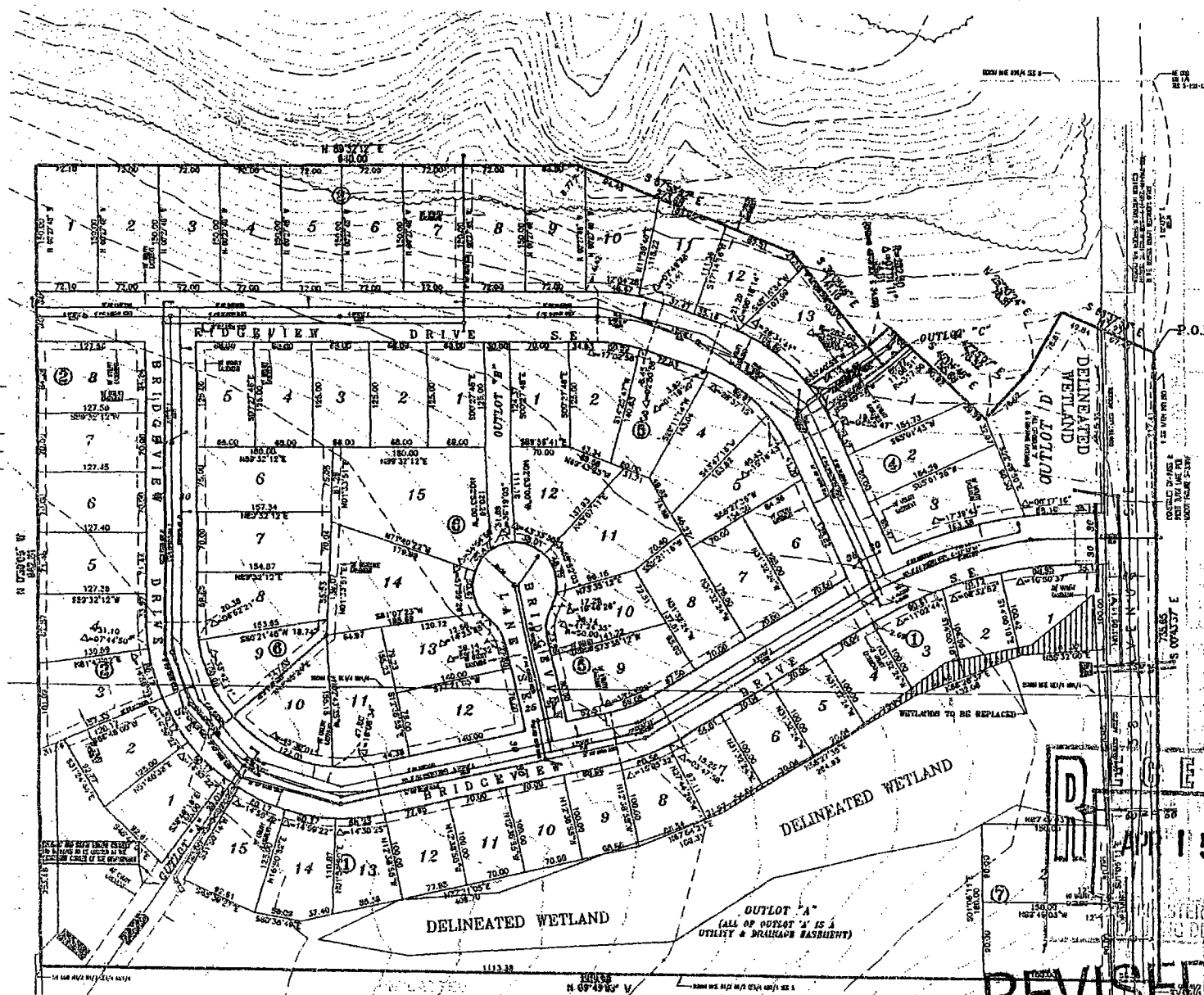
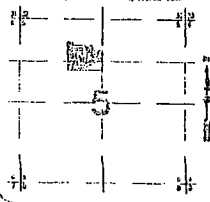
STONEBRIDGE

SITE DATA SUMMARY

TOTAL ACRES	20.37 AC.
ACRES DEVOTED TO PUBLIC USE	4.03 AC.
NUMBER OF LOTS	67
NUMBER OF OUTLOTS	4
AREA OF OUTLOTS	5.83 AC.
AREA OF EXISTING RD. R/W ON CD. RD	1.01 AC.

PROPERTY LOCATION MAP

SECTION 5, TOWNSHIP 108 NORTH, RANGE 13 WEST, OLNEY COUNTY, MINNESOTA



DESCRIPTION:

That part of the Northwest Quarter of Section 5, Township 108 North, Range 13 West, Olney County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter, thence South 00 degrees 43 minutes 37 seconds East, assumed bearing, along the east line of said Northwest Quarter, 665.16 feet for the point of beginning; thence continue South 00 degrees 43 minutes 37 seconds East, along said east line, 755.66 feet to the southeast corner of the North One Half of the North One Half of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 49 minutes 03 seconds West, 1319.08 feet to the southwest corner thereof; thence North 00 degrees 30 minutes 08 seconds West along the west line of the Southeast Quarter Northwest Quarter, a distance of 947.91 feet; thence North 89 degrees 32 minutes 12 seconds East, 640.00 feet; thence South 07 degrees 50 minutes 12 seconds East, 273.65 feet; South 39 degrees 05 minutes 24 seconds East, 141.16 feet; thence northeasterly 34.61 feet along a non-rectangular curve concave northwesterly, central angle of 87 degrees 01 minutes 11 seconds radius of 282.50 feet and the chord of said curve, thence North 46 degrees 06 minutes 27 seconds East, 34.58 feet; thence South 46 degrees 06 minutes 27 seconds East, 155.04 feet; thence North 42 degrees 25 minutes 07 seconds East, 78.52 feet; thence North 28 degrees 30 minutes 24 seconds East, 78.01 feet; thence South 00 degrees 37 minutes 53 seconds East, 117.27 feet, to the point of beginning.

Containing 26.37 acres

PRELIMINARY PLAT

RECEIVED
APR 15 2003
OWNER & DEVELOPER
EXETER, INC.
1420 UNITY AVENUE NORTH
BROOKLYN PARK, MINN. 55443

REVISED

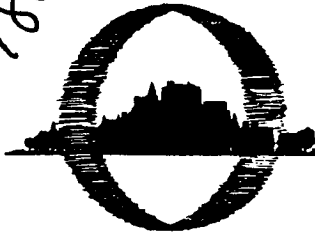
STONEBRIDGE

185

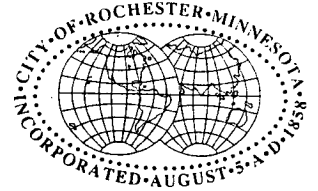
182

ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF
Olmsted



ADDENDUM

TO: City Council

FROM: Brent Svenby, Planner

DATE: April 11, 2003

RE: Amended Preliminary Plat #02-21 known as Stonebridge

Request for Design Modification to the requirements of Chapter 64 of the Rochester Zoning Ordinance and Land Development Manual to not provide a mid-block connection as required in Section 64.227.

Planning Department Review:

Applicant/Owner:

Exemplar, Inc.
7420 Unity Avenue North
Brooklyn Park, MN 55443

Surveyors/Engineers:

McGhie & Betts, Inc.
1648 Third Ave. SE
Rochester, MN 55904

Attachments:

Copy of Design Modification Letter and Map

Design Modification:

The applicant is requesting a design modification or waiver of public facility standards for a plat according to Section 60.424 (9) to the requirement of Chapter 64 (specifically 64.277) of the Rochester Zoning Ordinance and Land Development Manual. Section 64.277 requires mid-block connections across any block exceeding 800 feet in length.

Section 64.277 Trail Thoroughfares and Sidewalks:

Trail thoroughfares and sidewalks are a vital element of the City's transportation system – providing access throughout the City for pedestrians and bicyclists, reducing traffic congestion, facilitating access to the transit system; and reducing emissions from automobiles. Unless otherwise exempted by these regulations, all new development shall provide sidewalk and trail thoroughfare improvements that are consistent with the City's adopted Thoroughfare and Sidewalk, Bike Path and Pedestrian Facilities Plan.

A. In addition to trails designated in the City's adopted Plans, the City shall require dedication of trails needed to maintain connectivity between and through



187

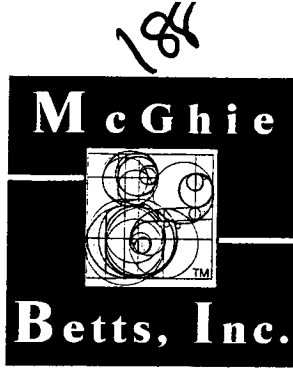
subdivisions under each of the following circumstances, except where unique topographical conditions made the trails unfeasible:

1. *Across any block exceeding 800 feet in length;*
2. *Between lots on a cul-de-sac or dead end street that abut a collector or arterial road. No more than one trail shall be required per cul-de-sac; or*
3. *Across any block exceeding 600 feet in length which abuts a school or park site.*

The preliminary plat of "**Stonebridge**" shows the length of Block 3 exceeding 800 feet in length, therefore a mid-block sidewalk or trail is required.

The applicant's consultant has provided information indicating that the area to the north of the required mid-block pedestrian connection contains slopes in excess of 20%. In addition the area to the north will be private recreation space maintained by a homeowner's association for the single attached housing that is planned for the area to the north. These slopes do not favor the construction, maintenance or use of pedestrian facilities.

Staff recommends that the Council approve the requested design modification and not require the mid-block connection as recommended in the staff report.



Rochester
Minnesota

Land Surveying

Urban - Land Planning

Consulting - Civil Engineering

Geotechnical Engineering

Construction Material Testing

Landscape Architecture

April 1, 2003,

Mr. Brent Svenby
Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

RE: Design Modification for Stonebridge

Dear Mr. Svenby,

On behalf of our client, Exemplar Inc., we are requesting a design modification to the requirement of a mid-block connection for Stonebridge as Section 60.424 (9) allows.

The reason for the request of the Design Modification is as follows:

The area directly to the north of the required mid-block connection contains slopes in excess of 20%. We do not feel these slopes would be appropriate for pedestrian facilities to be built on. The attached drawing shows the area of steep slopes where the pedestrian connection is required.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

McGhie & Betts, Inc.

Joshua J. Johnson

Attachment

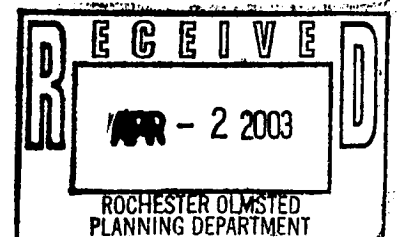
pc Mr. Ted Holsten

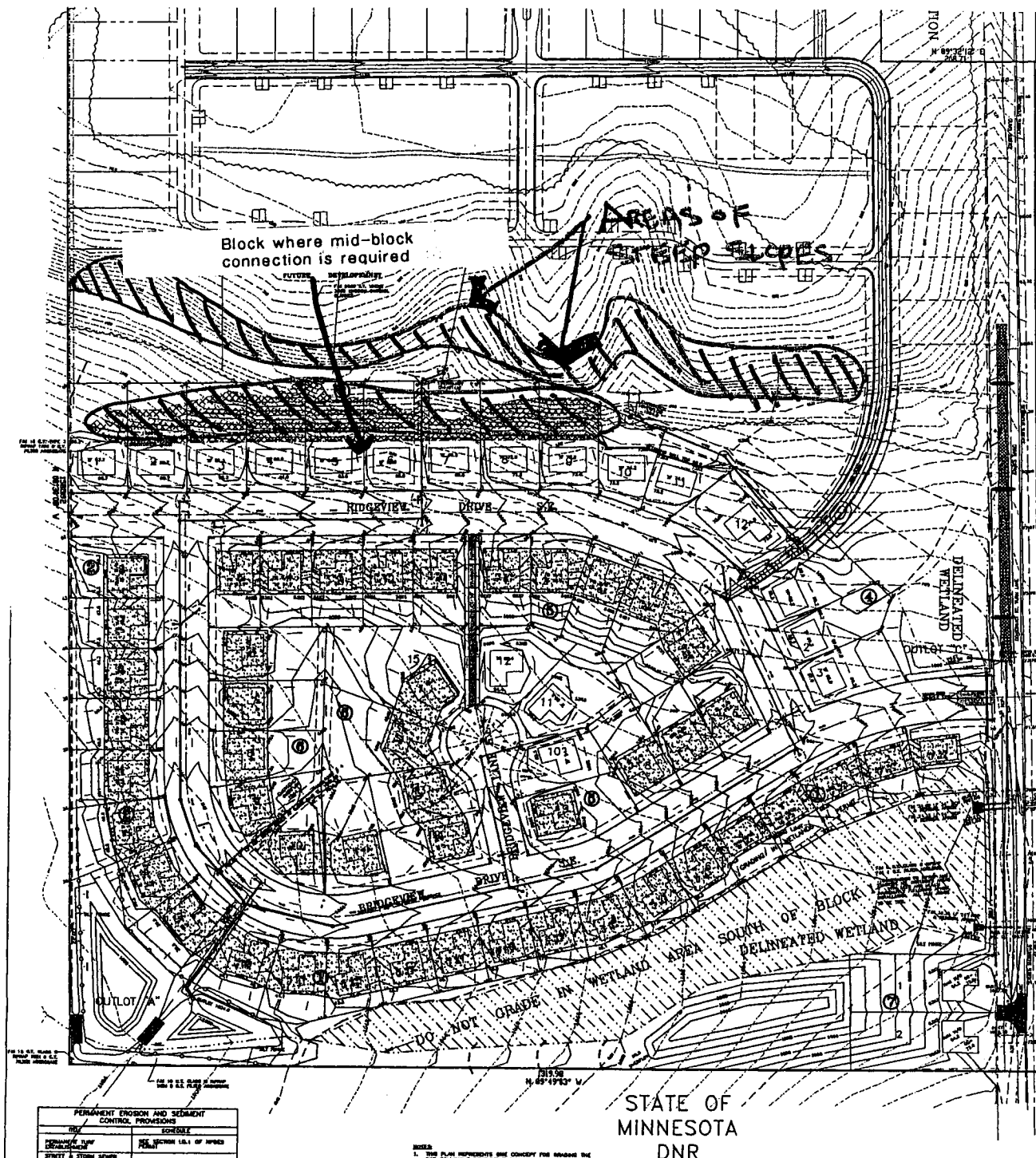
1648 Third Avenue S.E.
Rochester, MN 55904

Tel. 507.289.3919
Fax. 507.289.7333

e-mail. mbi@mcghiebetts.com

Established 1946





STATE OF
MINNESOTA
DNR

PERMANENT EROSION AND SEDIMENT CONTROL PROVISIONS	
ITEM	SCHEDULE
PERMANENT EROSION CONTROL MEASURES	SEE SECTION 1.2.1 OF NPDES PERMIT
STRICTLY ENFORCE STORM SEWER MAINTENANCE	PERFORMED BY CITY AFTER ACCEPTANCE

DO NOT DISTURB PAST GRASSING LIMITS.
DISTURB VEGETATION IS NEEDED FOR
DIVISION AND SEDIMENT CONTROL

TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS	
FROM	TO/BEFORE
SILT FENCES	PRIOR TO CONSTRUCTION AND MAINTAINED AS DICTATED
TEMPORARY SEDIMENT TRAPS	SEE PLAN
SURFACE BOUNDING	IMMEDIATELY
COVER CROPS	SEE APPROPRIATE SECTION 6.1.8 OF MOPS PLAN
EARTHEN BERM	AS DICTATED BY GRADING OPERATIONS

ALSO SEE INSPECTION AND MAINTENANCE REQUIREMENTS CONTAINED IN SEVERAL EDITIONS (APRIL)

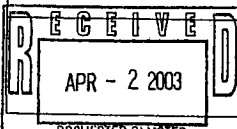


- [illegible]

LEGEND

-
- | | |
|---------|--------------------|
| --- | FINISH CONTOUR |
| — | EXISTING CONTOUR |
| —+—+—+— | SALT FENCE |
| • | SPOT ELEVATION |
| → | DRAINAGE DIRECTION |
| ▭ | STABILIZED VEHICLE |
| ○ | MANHOLE |
| — | STORM SEWER |
| — | CATCH BASIN |
| — | SPOT |

SCALE: 1" = 50'



GRADING PLAN
STONEBRIDGE
ROCHESTER, MN



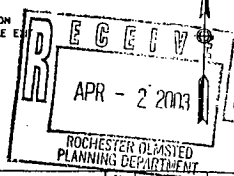
Unprecedented Highwaying

Standardized National Tests

Learners' Self-Work

Tel. 087 966 2299
Fax. 087 966 7492
www.gallaghereducation.com

EXEMPLAR INC. 7410 UNITY AVENUE NORTH SUITE 310 F BROOKLYN PARK, MINN 5544	
Requisition No.	OLM
Contract No.	MS
Order No.	OLM
Station 1	30
Code No.	7100

[illegible]

190



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted



TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: March 19, 2003

**RE: Amended Type III, Phase II, Land Subdivision Permit #02-21
(Preliminary Plat) known as Stonebridge.**

Planning Department Review:

Applicant/Owner: Exemplar, Inc.
7420 Unity Avenue North
Brooklyn Park, MN 55443

Surveyors/Engineers: McGhie & Betts, Inc.
1648 3rd Avenue SE
Rochester, MN 55904

Referral Comments: RPU Water Division
RPU Operations Division
Park and Recreation Department
Rochester Fire Department
Planning Dept. – John Harford
Planning Dept. – Addressing Staff
Rochester Public Works Department
MnDOT

Report Attachments:

1. Land Development Manual Excerpts
2. Referral Comments (6 letters)
3. Location Map
4. Copy of GDP
5. Copy of Preliminary Plat

Development Review:

Location of Property: The property is located along the west side 36th Avenue SE (County Road 109) and south of College View Road (County Rd. 9).

Zoning: The property is zoned R-1 (Mixed Single Family) with the exception of Lots 10-12, Block 3 and Block 4 which are zoned R-2 (Low Density Residential) district on the zoning map.

Proposed Development: This development consists of 26.37 acres of land to be subdivided into 67 lots for single family residential use and 4 outlots.



191 -

Streets:

This plat dedicates right-of-way for four public roadways.

The first roadway labeled as "Bridgeview Drive SE" has a 60' wide right-of-way with a driving surface of 36' wide and intersects into County Road 109 to the east. The second roadway is a cul-de-sac labeled "Bridgeview Lane SE" has a 50' wide right-of-way with a driving surface of 29' wide and intersects with "Bridgeview Drive SE" to the south. The third roadway is labeled "Ridgeview Drive SE" has a 60' wide right-of-way with a driving surface of 36' wide driving surface.

Two lots are proposed with direct access to County Road 109. The Olmsted County Public Works Department has approved the public street and driveway access permit to County Road 109. Lot 1 and 2, Block 7 will need to have a shared driveway access to County Road 109. The driveway opening will need to be less than 24 feet in width.

A right turn lane and by-pass lane will be required to be constructed by the applicant at the public road access to County Road 109. Controlled access will need to be dedicated along County Road 109 except for the public roadway access and the single driveway serving Lots 1 & 2, Block 7.

The plat also dedicates right-of-way for County Road 109.

Roadway naming will need to comply with the comments from the Planning Department Addressing Division.

Sidewalks:

In accordance with current City policy, sidewalk is required along both sides of all of the new streets in the subdivision. A 10 foot wide bituminous is required on the west side of 36th Avenue SE (County Road 109). Outlot B will be a pedestrian connection. This outlot will need to increase to 30 feet in width. Outlot A will also need to increase to 30 feet in width.

Drainage:

The elevations of this site range from 1,090' in the northeasterly portion of the plat to 1,040' in the southwesterly portion of the plat. The property generally drains to the southwest.

Specific grading and drainage plans will need to be reviewed and approved by the City prior to submittal of a Final Plat application.

Stormwater management must be provided for this development. A Stormwater Management Fee will apply to any areas of the development that does not drain to a permanent on-site detention facility

Wetlands:

The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. Wetlands are

present on the property and the plat identifies a portion of the wetlands to be replaced. No application for wetland delineation or replacement plan has been submitted for the wetlands on the property. Prior to the submittal of the final plat, approval for the wetlands on the property will need to be obtained.

Public Utilities:

Water and sewer will need to be extended to serve this property. A 10-foot utility easement is shown on the front of each lot on the plat. Static water pressure in the area will range from 40 to 58 PSI.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors at a rate of 1.2 spaces per dwelling unit, in addition to the required off-street parking. This additional parking may be provided either off-street or on-street. This development requires 80 spillover parking spaces. The right-of-way and road widths appear adequate to meet this requirement.

Parkland Dedication:

There is no parkland included within the boundaries of this plat. The Rochester Park and Recreation Department recommends that the parkland dedication requirements of 1.63 acres for this plat be satisfied by cash in lieu of land.

According to the GDP, Outlot A is private open space. Outlot B provides a mid-block pedestrian connection. This connection will need to be dedicated to the City and needs to be 30' wide. Maintenance and ownership of the private outlots will need to be address in either the Development Agreement or a separate Maintenance and Ownership Agreement prior to the approval of the final plat.

General Development Plan:

This property is included within the Stonebridge General Development Plan (GDP). The GDP is in the process of being amended (Type I amendment) to be consistent with the proposed plat.

Staff Review and Recommendation:

The Planning staff has reviewed this preliminary plat request under the provisions of LDM Sections 61.225 and 61.226. The staff recommends that the following modifications or conditions be imposed on this preliminary plat in order to insure that the above-mentioned criteria are met:

1. The plat be revised to include the following:

- Outlot B be 30 feet in width
- Outlot A be 30 feet in width
- Identify controlled access along County Road 109 except for the public roadway connection and the shared driveway for Lot 1 & 2, Block 7.

193 -

- Identify controlled access within 35 feet of the intersection of County Road 109 and Bridgeview Drive SE, along the south line of Outlot D and the north line of Lot 1, Block 1.
 - A 30 feet wide mid-block pedestrian connection be provided in Block 3, possibility between lots 6 & 7.
2. Prior to the submittal of the final plat, the applicant shall enter into a development agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, controlled access and extension of utilities for adjacent properties and contribution for public infrastructure.
 3. The applicant agrees that this subdivision will have an impact on the need for Parkland and that the cash in lieu of the land will satisfy parkland dedication requirements.
 4. The Owner has requested to participate in the City's Storm Water Management Plan and pay a storm water management fee for the benefit of participation in the City's SWMP. The Owner is still obligated to provide temporary on-site sedimentation control during development of the Property. Specific obligations will be addressed in the Development Agreement.
 5. Outlot B shall be dedicated to the City Rochester after the mid-block pedestrian connection is constructed.
 6. A paved right-turn lane and by-pass lane shall be provided from County Road 109, per the requirements of the County Engineer. The applicant is responsible for the cost and construction of the lanes.
 7. Prior to the submittal of the final plat the applicant shall submit a wetland delineation and replacement plan to the LGU for review and approval. If the replacement plan is not approved by the LGU, the plat shall be revised to avoid disturbance of the wetlands.
 8. If maintenance and ownership of Outlots A, C & D is not addressed in the Development Agreement for this property, the Owner is required to execute a separate Maintenance and Ownership Agreement for said outlots, prior to final plat approval.

REMINDER TO APPLICANT:

- Prior to development, the property owner will need to execute a City Owner Contract for construction of the public roadways and utilities.
- The property is subject to the charges/fees included in the referral letter dated 5/10/02 from the Rochester Public Works Department.

CITY OF ROCHESTER
ZONING ORDINANCE AND LAND DEVELOPMENT MANUAL
EXCERPTS

61.225 Finding for Land Subdivision:

The Zoning Administrator, Commission or Council shall approve a development permit authorizing a land subdivision if all of the following findings with respect to the proposed development are made:

- A. The proposed land subdivision conforms to all relevant requirements of this ordinance and variances have been granted to permit any nonconformance.
- B. That the proposed water system and sanitary sewer system are adequate to serve the normal and fire protection demands of proposed development and to provide for the efficient and timely extension to serve future development.
- C. That the plan for soil erosion and stormwater management meets the adopted standards of the City of Rochester and is consistent with the adopted Stormwater Management Plan or adopted drainage or stormwater policies.
- D. That the vehicular and non-motorized system is consistent with adopted transportation plans and is consistent with the street layout standards listed in Section 64.120 and traffic service standards in Section 61.526.
- E. That the lot and block layout provide for safe and convenient vehicular, service and emergency access, efficient utility service connections, and adequate buildable area in each lot for planned uses.
- F. That the proposed land subdivision has taken into account the current 6-Year and other Long-Range Capital Improvements Programs and the elements listed therein in the design of the subdivision.
- G. That the proposed subdivision, if in a resident zoning district, -addresses the need for spillover parking consistent with the requirements of Section 63.426.
- H. That right-of-ways and easements of adequate size and dimensions are -provided for the purpose of constructing the street, utility, and drainage facilities needed to serve the development.
- I. That the proposed parks, trail thoroughfares and open space dedications are consistent with adopted plans, policies and regulations.
- J. That the proposed subdivision will not have off-site impacts on the street, drainage, water or wastewater systems that exceed adopted standards.
- K. That the proposed subdivision will not have adverse impacts on the safety or viability of permitted uses on adjacent properties.
- L. That the proposed land subdivision is designed in such a manner as to allow for continued development in an efficient manner on adjacent undeveloped lands.

195

- M. That the soils, topography and water tables have been adequately studied to ensure that all lots are developable for their designated purposes.
- N. That the proposed land subdivision is consistent with the standards of the City's adopted Comprehensive Plan.
- O. That any land located within Zone A as shown as on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, Rochester, Minnesota prepared by the Federal Emergency Management Agency, is -determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitation for development, severe erosion potential or any other floodplain related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance.
- P. That the proposed land subdivision, if approved, would not result in a violation of federal or state law, or the city or county ordinance.

61.226 Conditions on Approvals:

In considering an application for development permit to allow a land subdivision, the approving body shall consider and may impose modification or conditions to the extent that such modifications or conditions are necessary to insure compliance with the criteria of Section 61.225.

194

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: REVISED 3/19/03

The Department of Public Works has reviewed the **AMENDED** application for Preliminary Plat #02-21, for Stonebridge. The following are Public Works comments on this request from 3/12/03. New comments are indicated in **BOLD**, while prior comments that have been addressed or are no longer applicable are indicated with **STRIKETHROUGH**:

1. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, controlled access, and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. The Owner has requested to participate in the City's Storm Water Management Plan and pay a storm water management fee for the benefit of participation in the City's SWMP. The Owner is still obligated to provide temporary on-site sedimentation control during development of the Property. Specific obligations will be addressed in the Development Agreement.
3. Execution of a City-Owner Contract is required prior to construction of any public infrastructure and/or public roads to serve this development.
4. Controlled access will be required along the entire frontage of Cnty RD 109, with the exception of approved public street access, and the County approved 24 foot wide driveway access on the common lot line, serving proposed Lots 1 & 2, Block 7. Additional controlled access is required within 35 feet of the intersection of the ROWs of County Road 109 SE & the proposed South Stonebridge Trail, along the south line of ~~Outlot 'C'~~, **Outlot 'D'**, and north line of Lot 1, Block 1.
5. Pedestrian facilities will be required, at the Applicant's expense, along both sides of all new public roads within this property, including the public road frontage of all Outlots, and along the westerly frontage of Cnty Rd 109.
6. The mid-block pedestrian connections shown as Outlot 'B', should be dedicated to the City.
7. Preliminary Construction Plan comments will be provided separately to the Developer's Engineer.

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

197-
DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

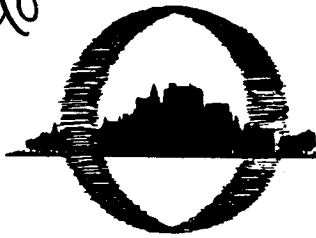
FROM: Mark E. Baker

8. If maintenance and ownership of ~~Outlots 'A' & 'C'~~ **Outlots 'A', 'C' & 'D'** is not addressed in the Development Agreement for this property, the Owner is required to execute a separate Maintenance and Ownership Agreement for said outlots, prior to final plat approval.
9. A portion of the Delineated Wetland indicated on the Preliminary Plat is hashed, and labeled "Wetlands To Be Replaced", however, it appears that based on the reconfiguration of lots in Block 1, a significant area of the wetlands to be replaced are not impacted by this development. Furthermore, the most recent revised Construction Plans show the entire Delineated Wetland hashed and labeled "Do Not Grade In Delineated Wetland". It should be clarified whether or not wetland replacement is still applicable for this project. If the wetlands are no longer going to be impacted and replaced, clarification is needed to address how the wetland areas within platted building lots be protected.
10. A Sanitary Sewer connection charge will be apply to the frontage of proposed Lots 1 & 2, Block 7, in addition to the previous connection charge estimate for J9793 since no direct connection to the sanitary sewer in Cnty 109 was anticipated for this property.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/02):

- ❖ Sanitary Sewer Availability Charge (SAC) @ \$1,790.25 per developable acre.
- ❖ Sanitary Sewer through this development (built as part of City WQPP J9793)
estimated cost for 1470 ft = \$135,313.00
- ❖ Sanitary Sewer Connection Charge for Lots 1 & 2, Block 7 - TBD
- ❖ Water Availability Charge @ \$1790.25 per developable acre.
- ❖ Watermain Connection Charge for Cnty Rd 109 frontage estimated @ \$44,431.20
- ❖ Substandard Street Reconstruction Charge for County Road 109 frontage @ \$33.45 per foot of frontage.
- ❖ Storm Water Management @ \$2,211.76 per developable acre for the entire property.
- ❖ Traffic Signs as determined by the City the City Engineer.

198



COUNTY OF

Olmsted

PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

March 18, 2003

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed Amended Preliminary Plat #02-21 and has the following comment:

- ***Access control required along Co. Rd 109.***
- ***Access permit has been approved.***

Sincerely,

Michael Sheehan
County Engineer

MS:ss



T:\PWDATA\ENG\INDOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

Administration Building Maintenance Surveying and Mapping Engineering Highway Maintenance Parks & Agriculture Solid Waste



199

ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: February 28, 2003

TO: Jennifer Garness
Planning

RE: Stonebridge 1st
Ammended Preliminary Plat # 02-21

Acreage of plat.....	26.37
Number of dwelling units.....	67units
Density factor.....	.0244
Dedication	1.63 a
Fair market value of land.....	\$11,500 / a

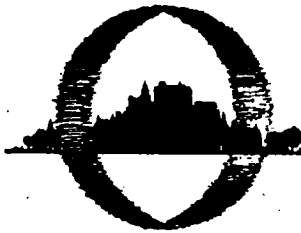
The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land.

The ownership of the outlots should be resolved.

The mid block connections (Outlots B and A) should be 30' wide.

Applicant:
Exemplar
7420 Unity Ave N , Suite 310
Brooklyn Park MN 55443

200



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: March 7, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: McGhie and Betts Inc.

RE: STONEBRIDGE (AMENDED)

PRELIMINARY PLAT #02-21

A review of the **preliminary plat** has turned up the following **ADDRESS** or **ROADWAY** related issues

1. County Road 109 is missing its E911 designation.

RECOMMENDATION: Illustrate roadway with E911 designation first, then county road text. Label roadway as **36 AVENUE SE (COUNTY ROAD 109)**.

2. Segment of roadway between 36 Avenue SE (County Road 109) and intersection with Ridgeway Drive SE is missing its designation.

RECOMMENDATION: Add designation to read **BRIDGEVIEW DRIVE SE** or stretch the existing text across intersection with Ridgeway Drive SE.

3. Segment of roadway west of intersection of Bridgeview Drive SE with Ridgeway Drive SE is missing text.

RECOMMENDATION: Add designation to read **RIDGEWAY DRIVE SE** or stretch the existing text across intersection with Bridgeview Drive SE.

201 -

NOTE: The private roadway in this plat needs to be given a designation. Coordinate the roadway name with our staff so duplication doesn't occur, and we can keep Emergency Responders informed.



March 5, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Amended Preliminary Plat #02-21 by Exemplar, Inc. Money Purchase Pension Plan to be known as Stonebridge.

Dear Ms. Garness:

Our review of the referenced preliminary plat is complete and our comments follow:

1. Static water pressures within this area will range from 40 to 58 PSI.
2. Minor revisions to the proposed water system layout are required. We have provided the applicant's engineering firm with these comments.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention Bureau
Gary Schick, Building & Safety
Exemplar, Inc. Money Purchase Pension Plan
McGhie & Betts, Inc.

203-

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Prel. Plat #02-21, Stonebridge

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☒ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

The applicant shows a wetland on this property, however the wetland delineation has never been submitted nor is there a replacement plan or other application that addresses the proposed wetland filling.

264



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: March 10, 2003
TO: Jennifer Garness, Planning
FROM: R. Vance Swisher, Fire Protection Specialist
SUBJECT: Amended Preliminary Plat #02-21 by Exemplar to be known as Stonebridge, located west of 36th Avenue SE and south of College View Rd (CR 9).

With regard to the above noted preliminary plat plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrant shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.

Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" along the cul-de-sac. The cul-de-sac associated with this plan is indicated as less than 96 feet and therefore shall be marked "No Parking".

3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
Exemplar Inc. 7420 Unity Avenue North, Brooklyn Park, MN 55443
McGhie & Betts, Inc. 1648 3rd Avenue SE, Rochester, MN 55904

205



COUNTY OF
Olmsted

March 10, 2003

PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

David Morrill
McGhie and Betts Inc.
1648 Third Avenue SE
Rochester, MN 55904

**RE: Public Street and residential access approval County Road 109 (36th Ave SE)
Stonebridge Development**

Dear Mr. Morrill:

Michael Sheehan and I have reviewed the driveway access permit you submitted for County Road 109 (36th Ave SE) for a public street and a residential access to serve the Stonebridge Development. Your application has been approved with the following conditions:

1. The residential access located approximately 80 feet north of your south property line shall be 24 feet wide or less and requires at least an 18 inch diameter culvert with aprons (corrugated steel pipe or reinforced concrete pipe).
2. This residential access will serve two lots, lots 1 and 2 of block 7 as shown on your plan.
3. Access control will be required on the plat for County Road 109.
4. A paved right turn lane will be required for southbound traffic, 12 feet wide lane, 180 feet taper, and a 300 feet lane. Please see attached standard detail sheet for specifications.
5. Olmsted County will not allow corrugated metal pipe for the storm sewer in the county right of way. Reinforced concrete pipe with aprons must be used for the 15 inch and 24 inch storm sewer in lieu of corrugated metal pipe shown on your plan.
6. Restoration, seeding, sodding, and ditch shaping will be required where areas are disturbed by this construction.

Please note that no additional access will be approved for this property along County Road 109.

Sincerely,

Kevin D. Harms, P.E.
Highway Maintenance Engineer

C: Michael Sheehan, P.E., County Engineer, file copy
Dave Scanlan, Rochester Area Highway Supervisor
Mike Nigbur, City of Rochester Public Works
Planning Department



T:\PWDATA\ENG\DOC\Olmsted Co Highway Maintenance Division\Olmsted Co Driveway Access Letters\Driveway Letters
(2003)\McGhie StoneBridge CR 109 access approval (3-10-03).doc

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

204
OLMSTED COUNTY DEPARTMENT OF HIGHWAYS
APPLICATION FOR ACCESS DRIVEWAY PERMIT

Township Co. Hwy.
Permit No.

Print or type application. Fill out 2 copies, sign and mail to Olmsted County Department of Highways, Rochester, Minnesota 55901.

Attach to all copies, a sketch of the property, present and proposed driveways and relation to County Highway. Such sketches shall be drawn to scale when required by the engineer.

Name of Applicant EXEMPLAR INC. Address 7420 UNITY AVENUE NORTH - STE. 310 E
BROOKLYN PARK, MN 55443 Tel. 763-566-1101

Name of Property Owner EXEMPLAR INC. Address 7420 UNITY AVENUE NO-STE. 310 E Tel. 763-566-1101

Location of proposed driveway:

Co. Rd. 109 in MARION Township ONE QUARTER Miles (N) S-E-W of HIGHWAY 14
(Circle One) (Specific road, landmark, or road intersection)

Legal Description of Property STONEBRIDGE PLAT

Purpose of Driveway ☒ Residence ☐ Field Entrance ☐ Commercial (specify type)
Is a Building to be Constructed ☐ No ☒ Yes What Kind SINGLE FAMILY HOMES

Will the Building be ☐ Temporary or ☒ Permanent { Check Proper Squares } Is the Property in ☐ Platted or ☐ Unplatted Area

Distance from center of highway to front of building, or front of pump island is feet.

Is land higher? lower? or level? with highway.
Show feet & inches Show feet & inches

Number of Present Driveways to Property 0 Date Proposed Driveway Will be Needed 6/01/03

Give Exact Location of Proposed Driveway to Property SEE PLAN - NOTE: THIS PERMIT IS ALSO FOR CONSTRUCTION OF TURN LANE

Give Exact Location of Present Driveway to Property SEE PLAN

I, We, the undersigned, herewith make application for permission to construct the access driveway at the above location, said driveway to be constructed to conform with the regulations of the Department of Highways and to any special provisions included in the permit. It is agreed that all work will be done to the satisfaction of the Department of Highways. It is further agreed that no work in connection with this application will be started until the application is approved and the permit issued. It is expressly understood that this permit is conditioned upon replacement or restoration of the highway to its original or to a satisfactory condition. It is further understood that this permit is issued subject to the approval of local city, village or township authorities having joint supervision over said street or highway.

FEB 21, 2003
Date

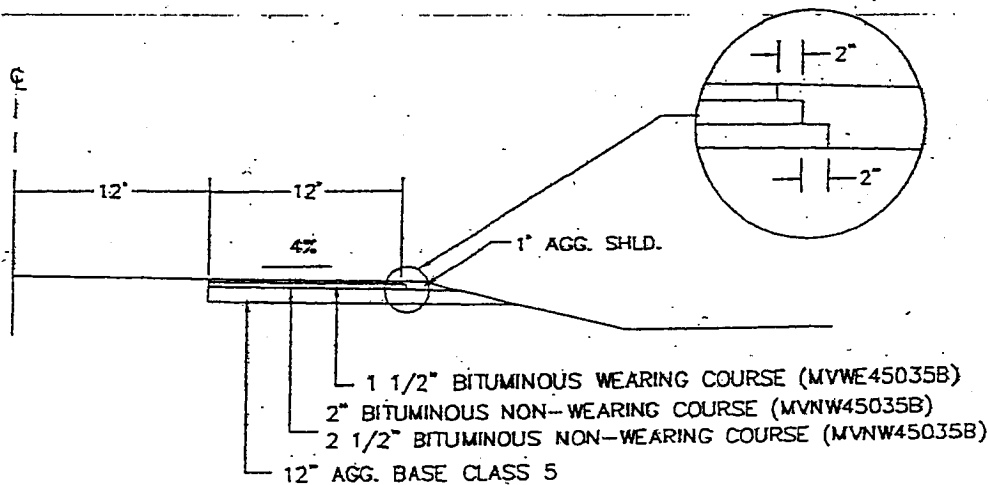
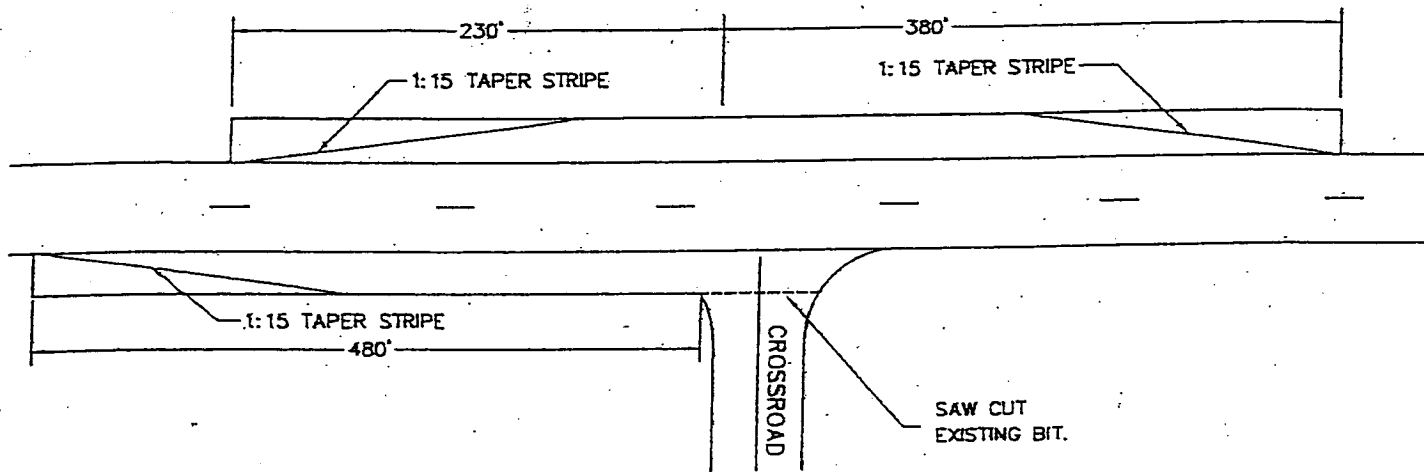
[Signature]
Signature of Applicant

DO NOT WRITE BELOW THIS LINE FOR EXEMPLAR

No Deposit Required
Deposit in Amount of \$..... Required and Attached Hereto
Cashier's Check No. Or certified Check No.
This Deposit Made by — Applicant Name Address
or
Party Doing Work Name Address

Approval Date County Engineer

TYPICAL BYPASS & TURN LANE



ESTIMATED QUANTITIES

SPECIFICATION NO.	ITEM	UNIT
2350.501	TYPE MV4 WEARING COURSE MIXTURE (MVWE45035B)	TON
2350.501	TYPE MV4 NON-WEARING COURSE MIXTURE (MVNW45035B)	TON

NOTES: BITUMINOUS TACK COAT SHALL BE INCIDENTAL TO BITUMINOUS PAVING
TRAFFIC CONTROL DURING PAVING OPERATION SHALL BE INCIDENTAL
ALL PREPERATION WORK AND AGGREGATE SHOULDERING SHALL BE
INCIDENTAL TO BITUMINOUS PAVING

BASIS OF PLANNED QUANTITIES

BITUMINOUS MIXTURE - 110 LBS. / SQ. YARD. / 1 INCH DEPTH

limited to, stormwater management, traffic improvements including construction of turn lane(s), pedestrian facilities, right-of-way dedication, controlled access, extension of utilities, contributions for public infrastructure including traffic improvements and future signalizations.

5. Dedication of a pedestrian facilities easement is required for the continuation of the public pedestrian path along East Circle Drive, on a portion of the applicant's private property, prior to development.
6. There shall be a minimum of a 2 foot wide separation between the bike path and the back of curb for the service drive.
7. The proposed driveway exceeds the 32 foot maximum that is permitted without Council approval. If Council does not approve of the 34 foot wide driveway, the driveway design shall be modified to comply with the 32 foot limit.

Mr. Haeussinger moved to recommend approval of Type III, Phase II Restricted Development #03-05, by Mayo Foundation with the staff-recommended findings. Mr. Burke seconded the motion. The motion carried 7-0.

* Amended Preliminary Plat #02-21 to be known as Stonebridge by Exemplar, Inc. Money Purchase Pension Plan. The Plat proposes to subdivide approximately 26.37 acres of land into 67 lots for single family development and 3 outlots. The plat also dedicates the right of way for new public roadways. The property is located along the west side 36th Avenue SE (County Road 109) and south of College View Road (County Rd. 9).

Mr. Brent Svenby presented the staff report, dated March 19, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Quinn asked what the use would be for the other three outlots.

Mr. Svenby showed where the outlots were located. Outlot A would be privately maintained and has a wetland on it, Outlot B is also a wetland, and Outlot C would be a private roadway in the future.

Mr. Svenby stated that his recommended conditions included a mid-block pedestrian connection. However, the applicant does not believe it is possible so they will be asking the Council to waive it in the future.

The applicant's representative, Josh Johnson of McGhie and Betts, Inc. (1648 Third Avenue SE, Rochester MN), addressed the Commission. He stated that the applicant does not agree with staff-recommended condition number 1 with regard to Outlot A having a 30 foot opening. He explained that it would be privately owned and maintained by the homeowner's association and does not believe it needs to be that wide.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Ms. Petersson moved to recommend approval of Amended Preliminary Plat #02-21 to be known as Stonebridge by Exemplar, Inc. Money Purchase Pension Plan with the staff-recommended findings and conditions. Mr. Ohly seconded the motion. The motion

209-

carried 7-0.

CONDITIONS:

1. The plat be revised to include the following:
 - Outlot B be 30 feet in width
 - Outlot A be 30 feet in width
 - Identify controlled access along County Road 109 except for the public roadway connection and the shared driveway for Lot 1 & 2, Block 7.
 - Identify controlled access within 35 feet of the intersection of County Road 109 and Bridgeview Drive SE, along the south line of Outlot D and the north line of Lot 1, Block 1.
 - A 30 feet wide mid-block pedestrian connection be provided in Block 3, possibility between lots 6 & 7.
2. Prior to the submittal of the final plat, the applicant shall enter into a development agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, controlled access and extension of utilities for adjacent properties and contribution for public infrastructure.
3. The applicant agrees that this subdivision will have an impact on the need for Parkland and that the cash in lieu of the land will satisfy parkland dedication requirements.
4. The Owner has requested to participate in the City's Storm Water Management Plan and pay a storm water management fee for the benefit of participation in the City's SWMP. The Owner is still obligated to provide temporary on-site sedimentation control during development of the Property. Specific obligations will be addressed in the Development Agreement.
5. Outlot B shall be dedicated to the City Rochester after the mid-block pedestrian connection is constructed.
6. A paved right-turn lane and by-pass lane shall be provided from County Road 109, per the requirements of the County Engineer. The applicant is responsible for the cost and construction of the lanes.
7. Prior to the submittal of the final plat the applicant shall submit a wetland delineation and replacement plan to the LGU for review and approval. If the replacement plan is not approved by the LGU, the plat shall be revised to avoid disturbance of the wetlands.
8. If maintenance and ownership of Outlots A, C & D is not addressed in the Development Agreement for this property, the Owner is required to execute a separate Maintenance and Ownership Agreement for said outlots, prior to final plat approval.

210